

Spyglass Homeowners Association

Rules and Regulations

Adopted 1998

Updated January of 2015

These rules and regulations are adopted by the Board of Directors pursuant to the by-laws of the Association.

ALL OWNERS, NON-OWNER OCCUPANTS, TENANTS AND GUESTS SHALL COMPLY WITH THESE RULES AND REGULATIONS.

UNIT RESIDENCY

- A townhome may be used for residential purposes only and may not be leased or used by non-owners, tenants or guests for stays of less than thirty. (30) days.
- Month to month rentals are not allowed.
- If a unit is to be rented long term, the Owner must provide to the Association a copy of the lease, the tenants names and types of cars. The owner must give each tenant a copy of the rules and regulations.
- Owners who rent their unit long term must keep the Association abreast to any changes within the lease.

DECKS

- Charcoal barbecue grills and/or smokers are not permitted on the decks of any unit. One gas or electric grill per deck is allowed.
- The hanging of clothes, swimsuits, towels or other laundry or garments or other unsightly items where they can be seen outside the unit or on decks or railings is not permitted.
- Bicycles, motorcycles or motor bikes are not to be placed, at any time, on the decks.
- Decks are not to be used as storage areas for refrigerators, freezers, automotive equipment or other obviously stored item.

OBSTRUCTION

- Any common sidewalks, driveways, entrances or passageways shall not be obstructed or used by any unit owner for any other purpose than ingress or egress from the units.
- No item shall be placed on or in any of the general common elements except for those articles of property which are the common property of all the unit owners.

VEHICLES AND PARKING

- Parking of a typical, licensed and operable passenger vehicles and trucks less than 10,000 pounds gross vehicle weight may be permitted inside each garage or on the parking space directly in front of each Town Home's designated garage.
- Owners are prohibited from parking vehicles in any other location other than those referenced in this section unless otherwise approved by the Executive Board.
- No motor bike or motorcycle, bicycle, trail bike, trailer, mobile home, recreation vehicle, tractor, boat, snowmobile or any inoperable vehicle of any type shall be parked or stored outside a garage. Bicycles must be stored inside garages.
- Visitor parking is to be used by visitors only and not to be used by owners.
- Vehicles violating a no parking" zone or no designated parking area will be tagged and towed at the owner s expense.
- Any vehicle on the premises that is not properly licensed will be towed away immediately at the expense of the owner.
- Any vehicle on the premises that is inoperative will be towed away with 24-hour notice at the expense of the vehicle owner.
- Vehicles obstructing snow removal from Spyglass Lane will be towed away at the expense of the vehicle owner after 24hour notice has been put on the vehicle.
- Vehicles obstructing trash containers will be towed immediately at the expense of the owner.
- Vehicles obstructing traffic will be towed immediately at the expense of the owner.
- Vehicles parked in front of fire hydrants or fire department standpipes will be towed immediately at the expense of the owner.
- Graveled areas next to end parking spaces are not to be used as "extra parking" for that unit.
- Owners are prohibited from conducting general auto maintenance to their vehicle, such as, changing oil, in the parking lot.

PETS

- Dogs, cats, or customary household birds may be kept on the Property. Owners are permitted to have two pets. Renters are NOT permitted to have pets. Owner shall not keep such pets outside the Townhome unless pet is leashed and/or under direct voice control supervision.
- The owner shall pick up all pet refuse and waste immediately.
- No pets owned by persons other than Owners, nor any wild animal, reptile or bird may be trapped, transported, kept or maintained anywhere upon the property.
- Breeding of pets on the Property is specifically prohibited.
- Owners having animals assume full responsibility for personal injury or property damage caused by the pet.
- Pets must not be allowed to annoy owners or occupants or disturb the peace of any other person by habitual barking, yelping, or whining or being obnoxious in any other way.
- No animal shall be left outside on Spyglass property, on a front porch, in a garage or on a deck unattended at any time.
- The Executive Board may adopt rules and regulations restricting pets, which are noisy or nuisances.

TRASH

- No trash or other refuse or debris may be thrown or dumped on the property.
- All trash or refuse must be disposed of in proper containers provided by the Association.
- The burning of refuse out-of-doors shall not be permitted.
- Waste materials, garbage and trash shall be kept in sanitary containers, enclosed and screened from public view, protected from disturbance and disposed of with reasonable promptness.
- No trash shall be left out by front door.

DAMAGES

- Any damage to the Association common property caused by owners, their family members, guests or renters, will be repaired at the expense of the offending OR responsible homeowner.

LIABILITY

- The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles left in/on any common area.
- The Association assumes no liability for, nor shall it be liable for, for any injuries incurred while using the playground.

NOXIOUS OR OFFENSIVE ACTIVITY

- Quiet time will be between the hours of 10 P.M. and 7 AM. daily.
- No noxious or offensive activity shall be conducted in any unit, garage or public area nor shall anything be done or placed on any lot or property, which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others.
- No lights or sound shall be emitted from any unit, which are unreasonably loud or annoying.
- No odor shall be emitted from any lot, which is noxious or unreasonably offensive to other owners.

WINDOW TREATMENTS

- In order to keep the Townhome project consistent and uniform in appearance as viewed from the exterior, only window coverings lined in the shades of white or off white shall be allowed. The Executive Board must approve any variations.

SATELLITE DISHES

- All satellite dishes and devices or facilities to transmit or receive electronic signals, radio or television waves are prohibited outside a Townhome unless first approved by the Executive Board.
- Homeowners who have received approval for such device are responsible for removal of said device for any exterior maintenance that it comes in conflict with.
- Homeowners who have said devices are responsible for any damage caused by device.

TIMESHARE RESTRICTION

- No Owner of any Townhome shall offer or sell any interest in such Townhome under a "timesharing" or "interval ownership" plan, or any other similar plan.

SIGNS

- No signs, billboards, poster boards, real estate signs or visible advertising structure of any kind, shall be erected or maintained for any purpose whatsoever except such signs approved by the Executive Board.
- No soliciting of handbills or sales of any kind or for religious purposes except those approved by the Executive Board.

MISCELLANEOUS

- Exterior/Holiday decorations should be removed and properly disposed of or stored within a Townhome within 30 days of any holiday.
- Christmas trees should be taken to the Silverthorne Recycling Center for disposal.
- The Executive Board must approve any alterations/additions to the exterior.
- The Association has the right to bill any homeowner for repairs beyond the normal wear if the above additions were damaged by nail or screw holes.

ENFORCEMENT OF RULES AND REGULATIONS

- The Executive Board has the authority to institute a schedule of reasonable charges against Owners or their agents for the violation of the Rules and Regulations, the By-laws, the Declaration and the Articles of Incorporation.
- The Executive Board shall implement reasonable procedures including notice of alleged violations. All fees, charges and penalties imposed by the Executive Board and costs incurred by the Association in enforcing the Rules and Regulations shall be considered assessments enforceable against units and unit owners pursuant to these Rules and Regulations, the By-laws and the Condominium Declaration of the Association.
- Each day that a violation continues after notice shall be considered a separate violation.
- The Executive Board shall have the authority to take any remedial action it deems appropriate in the event of a violation of these Rules and Regulations, the by-laws, or the Declaration including assessment of charges and penalties, filing of a lien, filing of an action for injunction or money judgment, or filing of a suit of unlawful detainer.

PENALTY SCHEDULE

First Offense -	A written warning
Second Offense -	\$25.00 assessment against unit
Third Offense -	\$50.00 assessment against unit
Fourth Offense -	\$75.00 assessment against unit
Fifth and each following Offense-	\$100.00 assessment against unit

Spyglass Townhomes Executive Board